



MNP/W PACT PARTNER

Design Charrette Results and Housing Quality Standards

July 12, 2023 at 6:00 PM

Church of the Resurrection
325 E 101st Street, New York, NY 10029

PRESENTED BY:
THE COMMUNITY
BUILDERS

ASCENDANT
NEIGHBORHOOD DEVELOPMENT
BUILDING HOMES,
RAISING UP
COMMUNITIES

MDG
DEVELOPMENT
MANAGEMENT
CONSTRUCTION

W
WAVECREST
MANAGEMENT

terrain



AGENDA

- What is PACT
- Who We Are
- Resident Needs Assessment Status
- Design Charrette Results
- Housing Quality Standards Inspections
- Upcoming Meeting Agenda
- Questions & Answers

What is PACT?

What is PACT?

PACT Investments & Improvements

- NYCHA needs \$40 billion to fully renovate and modernize its housing, but the federal government has provided only a fraction of the funding needed.
- Through PACT, developments are included in the Rental Assistance Demonstration (RAD) and converted to a more stable, federally funded program called Project-Based Section 8.
- PACT unlocks funding to complete comprehensive repairs while keeping homes permanently affordable and ensuring residents have the same basic rights as they possess in the public housing program.



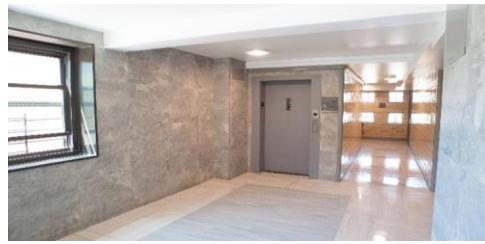
Renovated apartment at Twin Parks West



Site improvements at Baychester



Repaired roof and solar panel system at Ocean Bay (Bayside)



Renovated building entrance at Ocean Bay (Bayside)

How PACT Works

PACT depends on partnerships with private and non-profit development partners, who are selected based on resident input.

COMPREHENSIVE REPAIRS

Development partners bring design and construction expertise. They address all the physical needs at the development.

PROFESSIONAL MANAGEMENT

Property management partners are responsible for the day-to-day operation and upkeep of the buildings and grounds.

ENHANCED SERVICES

Partnerships with social service providers help improve on-site services and programming through input from residents.

PUBLIC CONTROL: NYCHA AND RESIDENTS

Your development will remain under public control. After conversion, NYCHA will continue to own the land and buildings, administer the Section 8 subsidy and waitlist, and monitor conditions at the development. Where needed, NYCHA can step in to resolve any issues that may arise between residents and the new property management team.

PACT Resident Protections

- **Rent** will be **30% of your household's income**.*
- You will have the right to **organize**.
- **Resident associations** will continue to receive funding.
- You will have the right to **renew your leases**.
- Your application will **not be re-screened** upon conversion.
- You will be able to **add relatives** onto your leases.
- You will continue to have **succession rights**.
- You will be able to have **grievance hearings**.
- You will have the opportunity to **apply for jobs** created by PACT.

*Exceptions may apply to households who pay flat rent, are current tenant-based Section 8 participants, or a mixed family, as defined by HUD.

Who We Are

Who We Are

Development Team, General Contractor, and Property Management Company

THE **COMMUNITY**
BUILDERS

ASCENDANT
NEIGHBORHOOD DEVELOPMENT

BUILDING
HOMES,
RAISING UP
COMMUNITIES

MDG
DEVELOPMENT
MANAGEMENT
CONSTRUCTION

WAVECREST
MANAGEMENT

Architects, Landscape Architect, and Sustainability Consultant

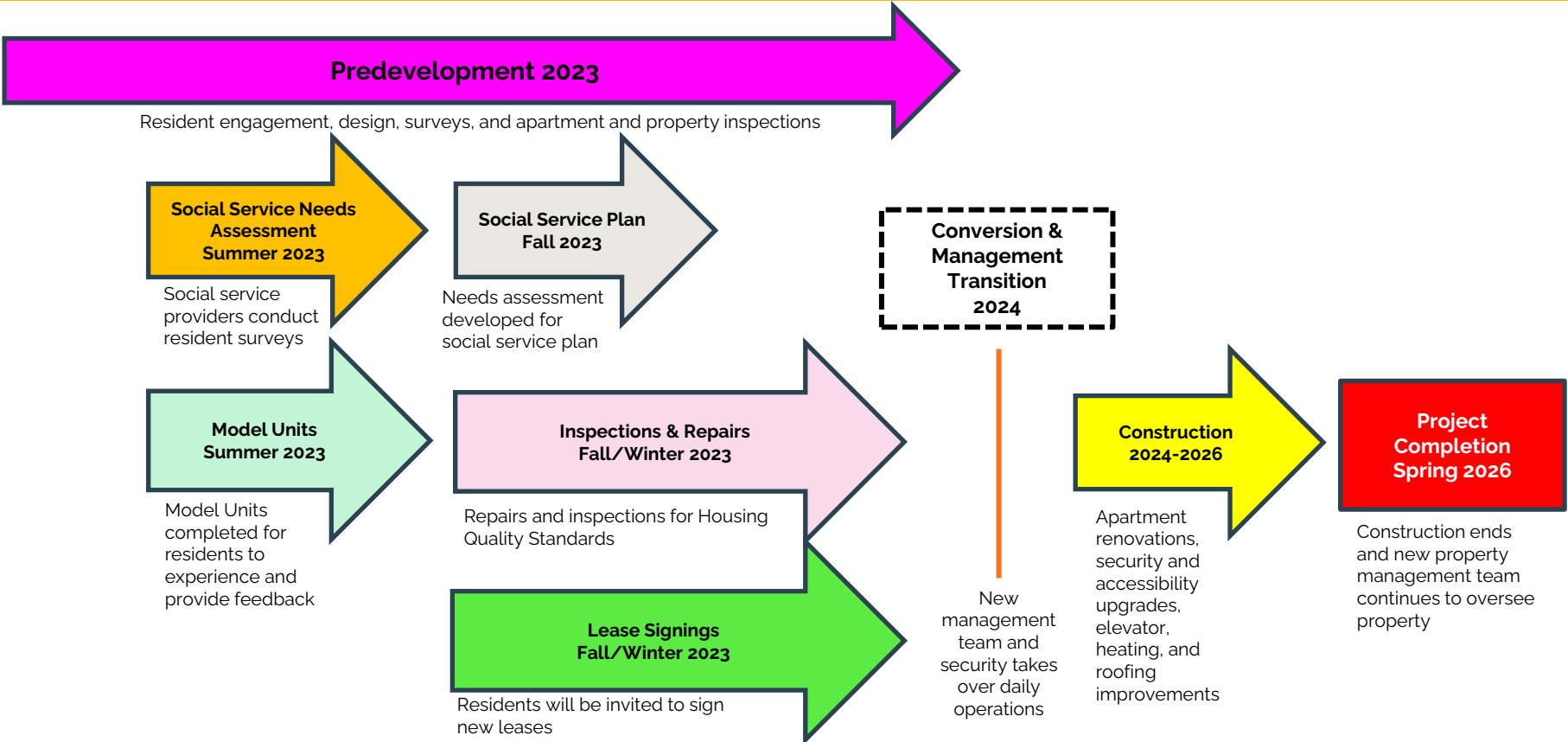
**PAUL A.
CASTRUCCI,
ARCHITECTS**
PASSIVE HOUSE DESIGN FIRM

UAI
URBAN ARCHITECTURAL INITIATIVES

terrain

BRIGHT POWER

Project Timeline



Resident Meeting Schedule

Meeting	Topic	Date
1	Project Kickoff: Introduction to PACT Partners	February 2023
2	Unit Inspections/Scope of Work/Design Kickoff	May 2023
3	Design Charrette & Resident Surveys	June 2023
4	HQS Inspections & Design Charrette Follow-Up	July 2023
5	Leasing Presentation	October 2023
6	Social Service Plan	November 2023
7	Final Design Plans and Local Hiring Presentation	December 2023
8	Transition Plan, Introduction to Management Team, Introduction to Section 8 (co-presented by NYCHA)	January 2024

PLEASE NOTE: EXACT SCHEDULE SUBJECT TO CHANGE

Resident Needs Assessment

What is a Resident Needs Assessment?

- Collects resident feedback on service, resource, and programming needs
- Informs the creation of the Social Services Plan and selection of any additional social service providers
- Your responses are voluntary but appreciated to ensure that we can provide the best possible services to the building
- Survey can be filled out with PACT partner or on your own

Current Status and Schedule

- Survey collection starting this summer
- Look for LSA/AAFE tabling in building lobbies during the day
- Surveys will also occur on some nights and weekends
- Surveyors will also walk the building to meet residents

MNP/W
PACT

METRO NORTH PLAZA AND GAYLORD WHITE HOUSES SITES
RESIDENT SURVEY

YOUR RESPONSES ARE CONFIDENTIAL AND ARE SOLELY FOR THE PURPOSE OF UNDERSTANDING
RESIDENT OPINIONS ABOUT SOCIAL SERVICES PROVIDED AT YOUR DEVELOPMENT.

Thank you for taking the time to participate in this survey.

PART I. Contact

The PACT Partner Team will be conducting more inspections and repairs in apartments to prepare for Housing Quality Standard (HQS) repairs. Please let us know how best to reach you for scheduling. This information is optional to provide and will not be shared with anyone outside the development team.

Name: _____

Address: _____ Apartment number: _____

Who should we contact to coordinate with your household?

Best Phone Number to use: _____

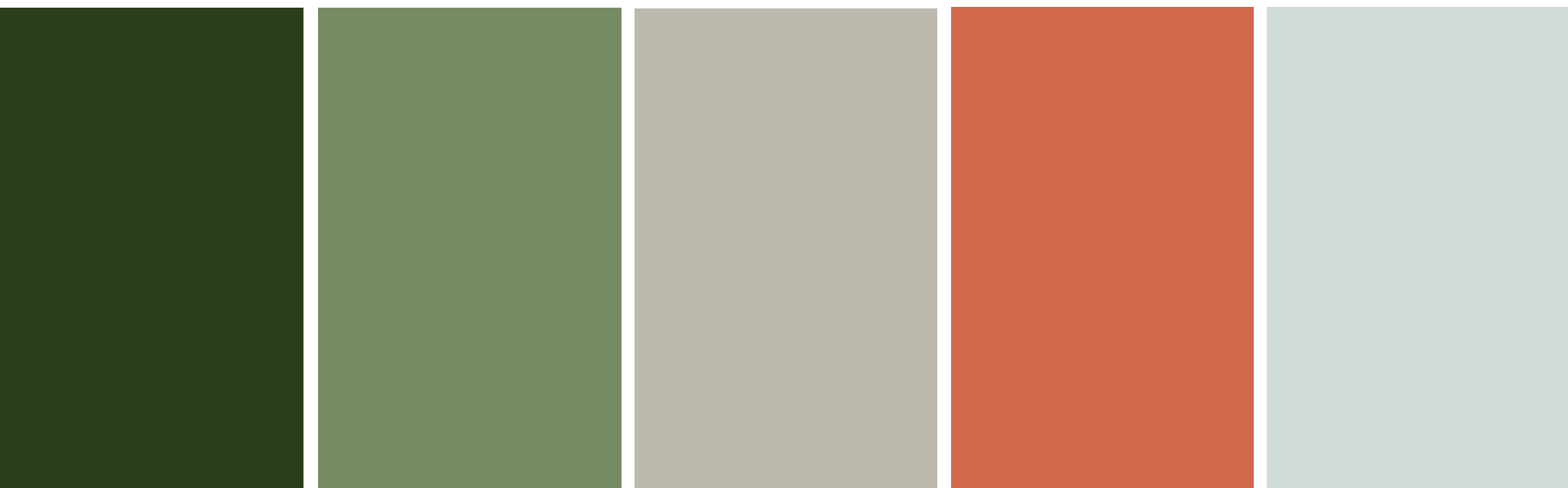
Best Email to use: _____

Best time to Contact: ☐ Morning ☐ Afternoon ☐ Evening

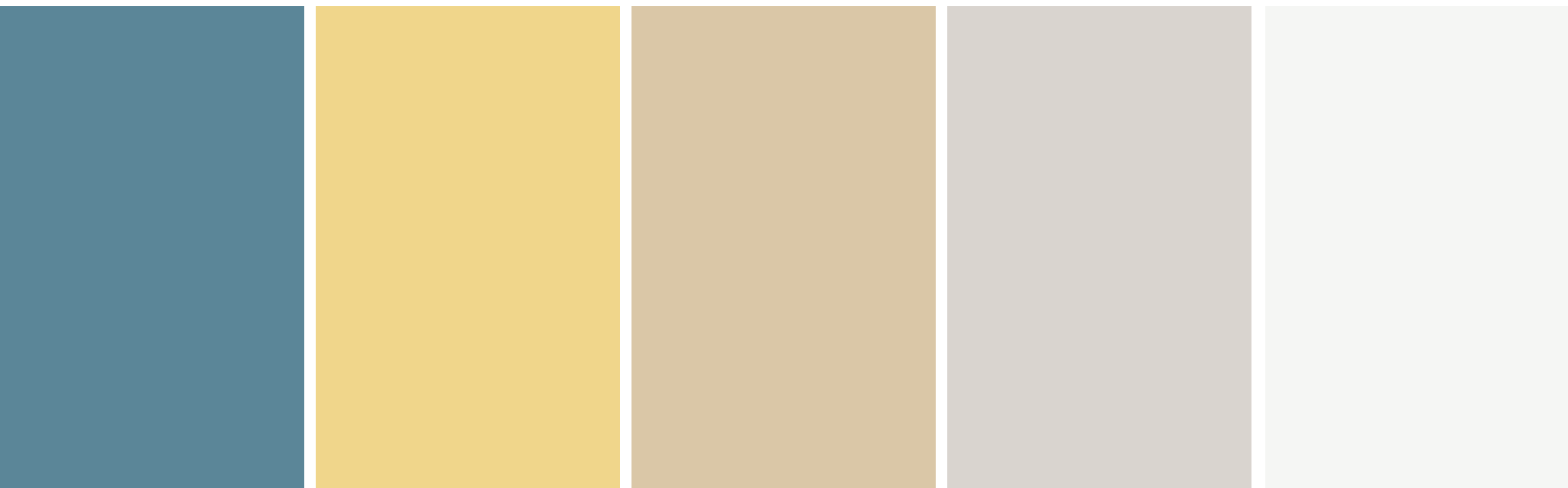
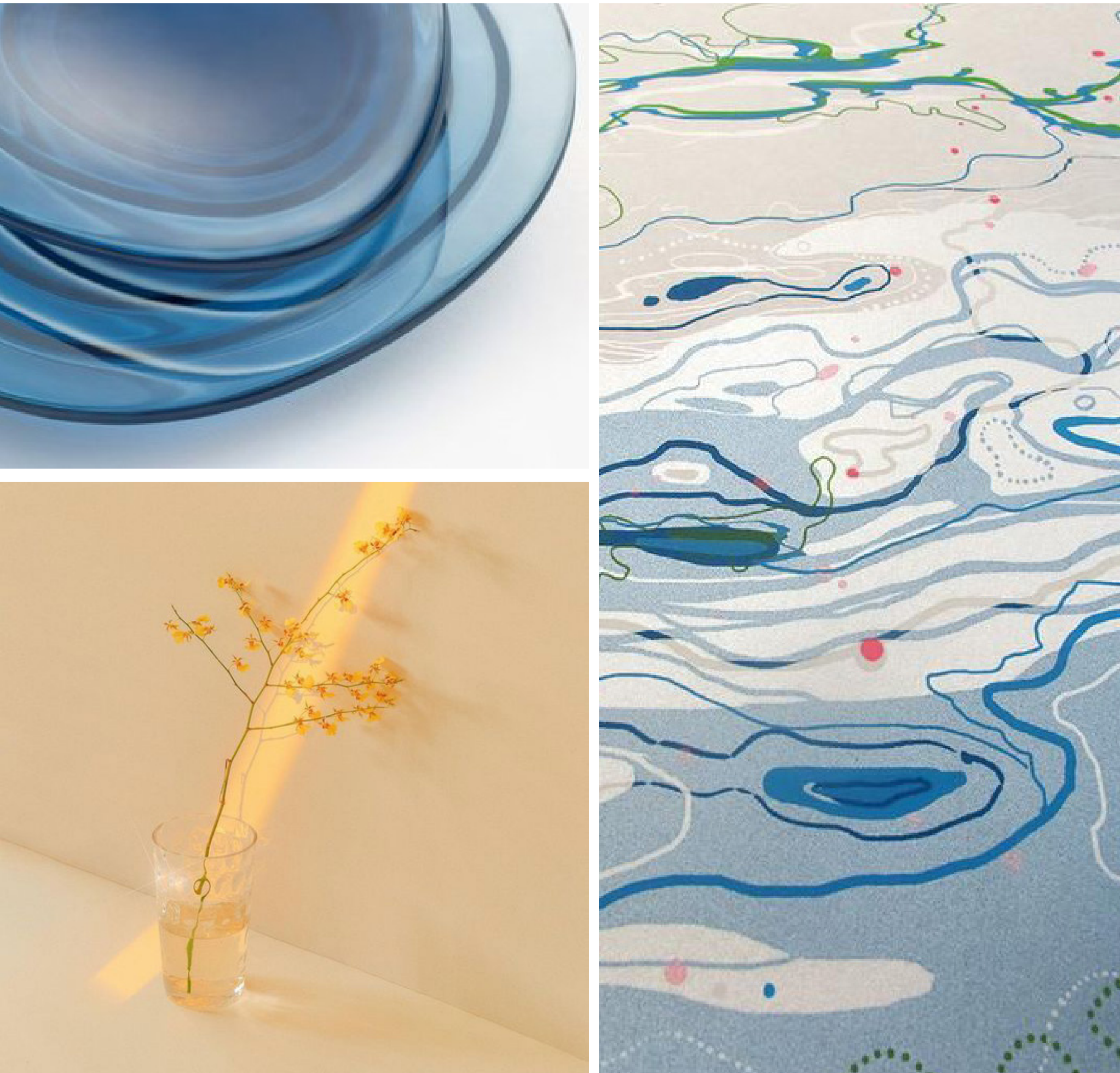
INTERIOR DESIGN PRESENTATION

COLOR CONCEPT

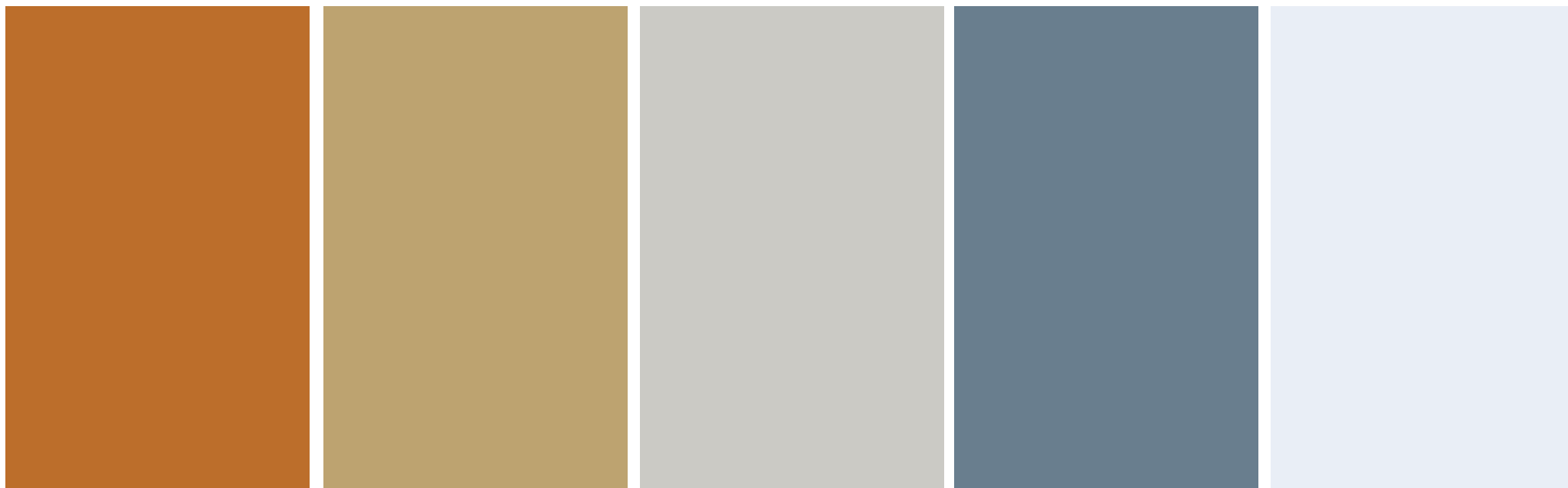
OPTION A
COOL BREEZE



OPTION B
SUNDANCE



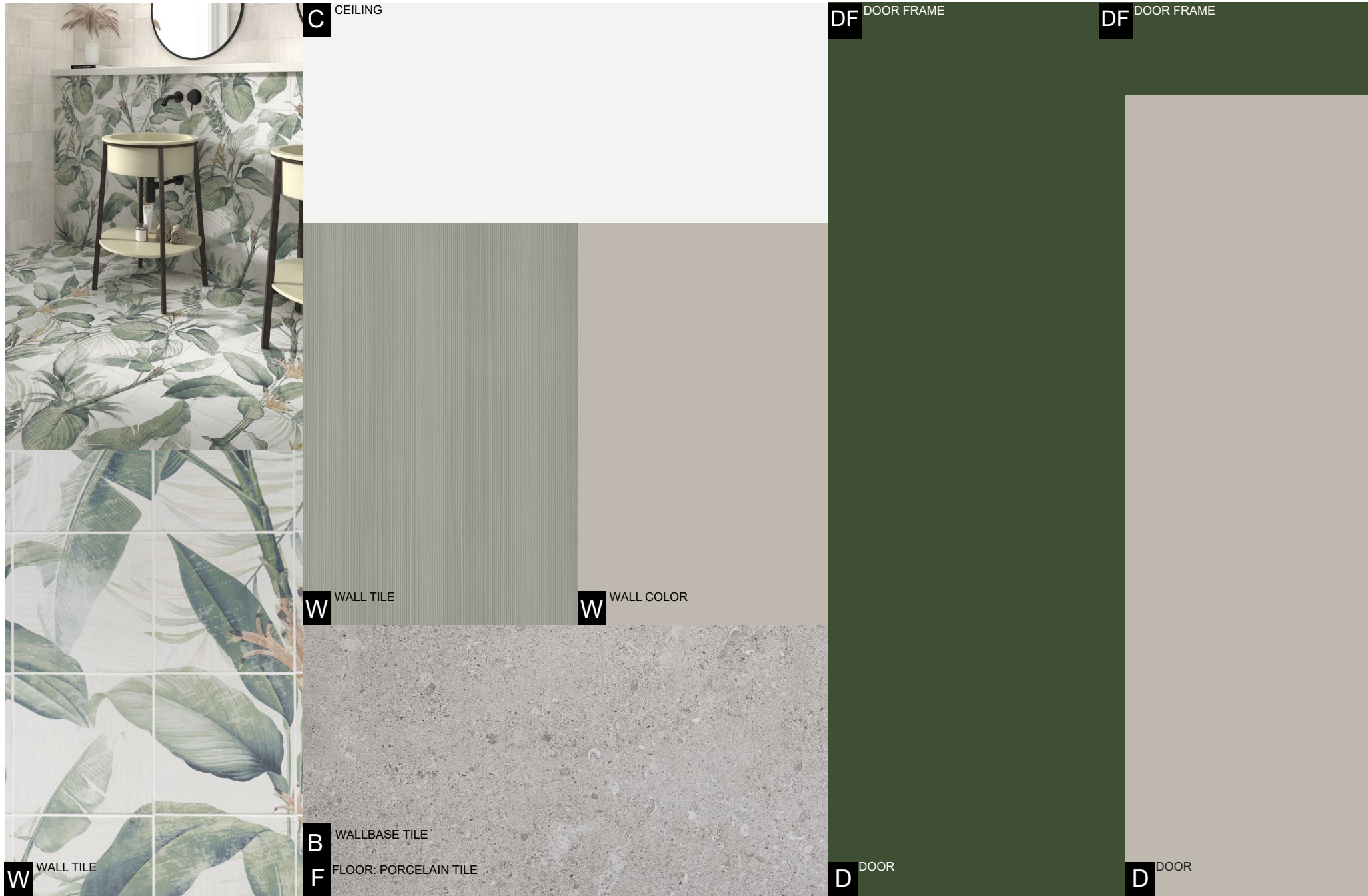
OPTION C
MYSTICAL GLOW



INTERIOR DESIGN PRESENTATION

LOBBY

OPTION A



INTERIOR FINISHES

OPTION B



INTERIOR FINISHES

OPTION C



INTERIOR FINISHES



INTERIOR RENDERING



INTERIOR RENDERING

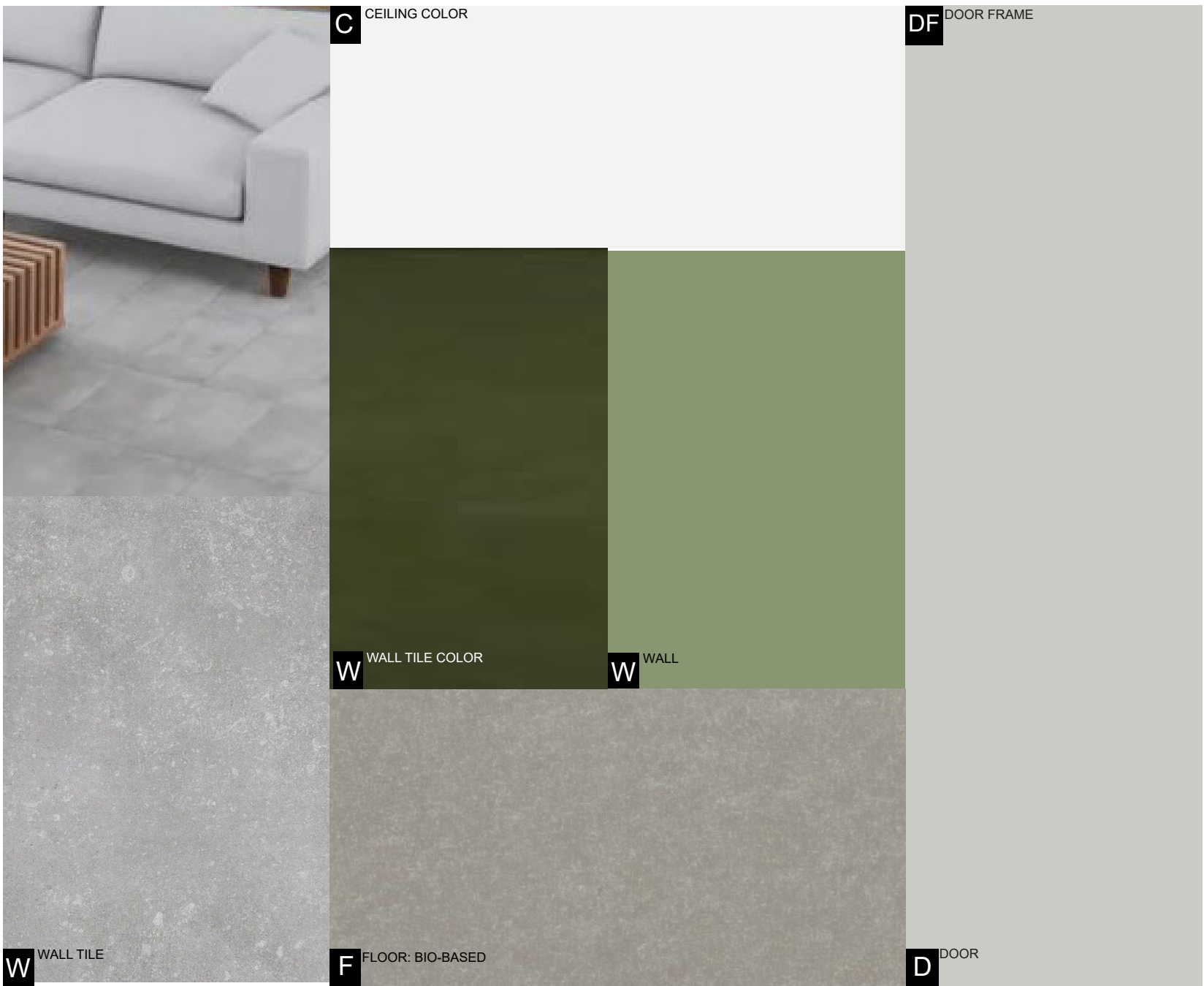


INTERIOR RENDERING

INTERIOR DESIGN PRESENTATION

TENANTS ASSOCIATION OFFICE

OPTION A



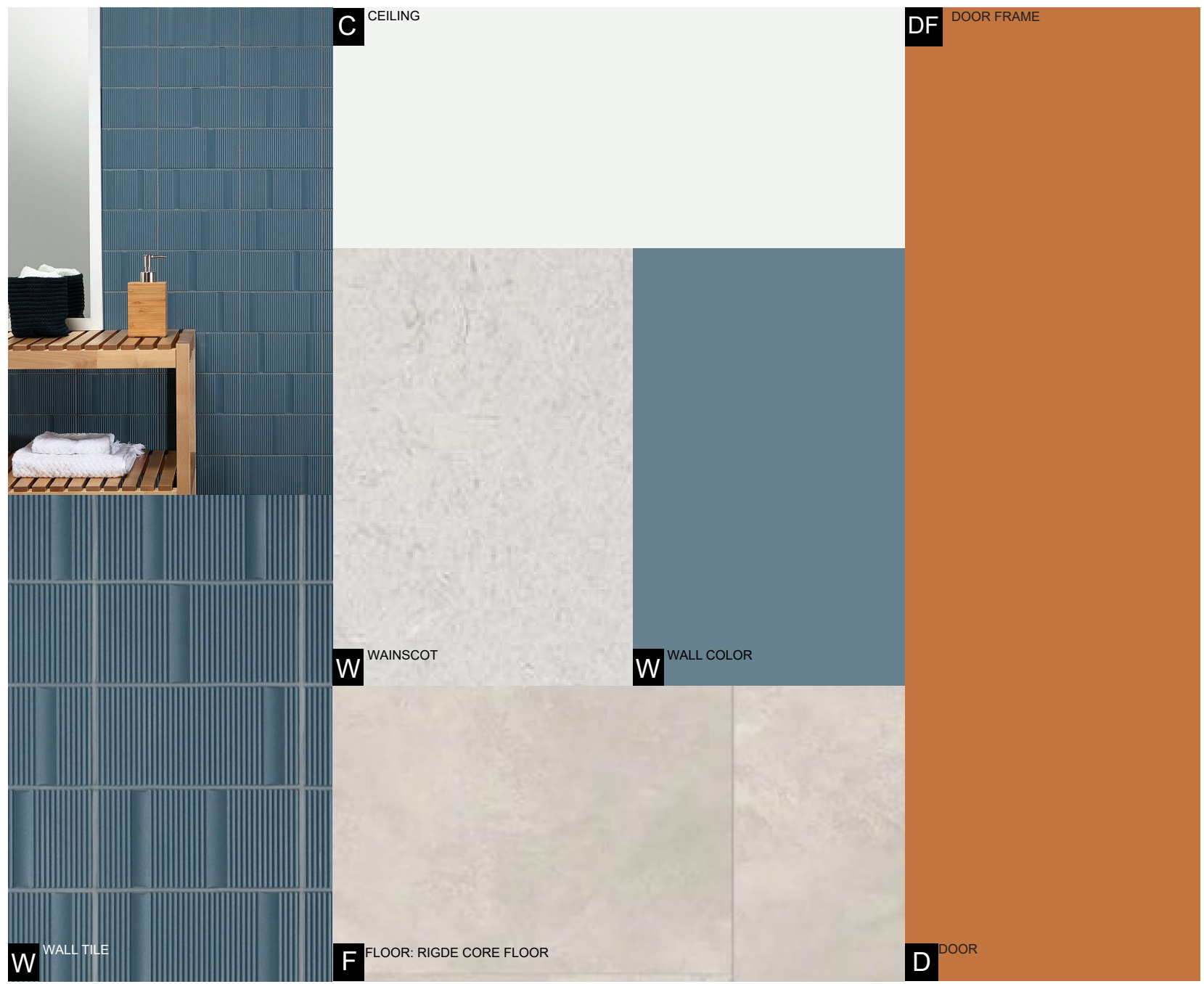
INTERIOR FINISHES

OPTION B

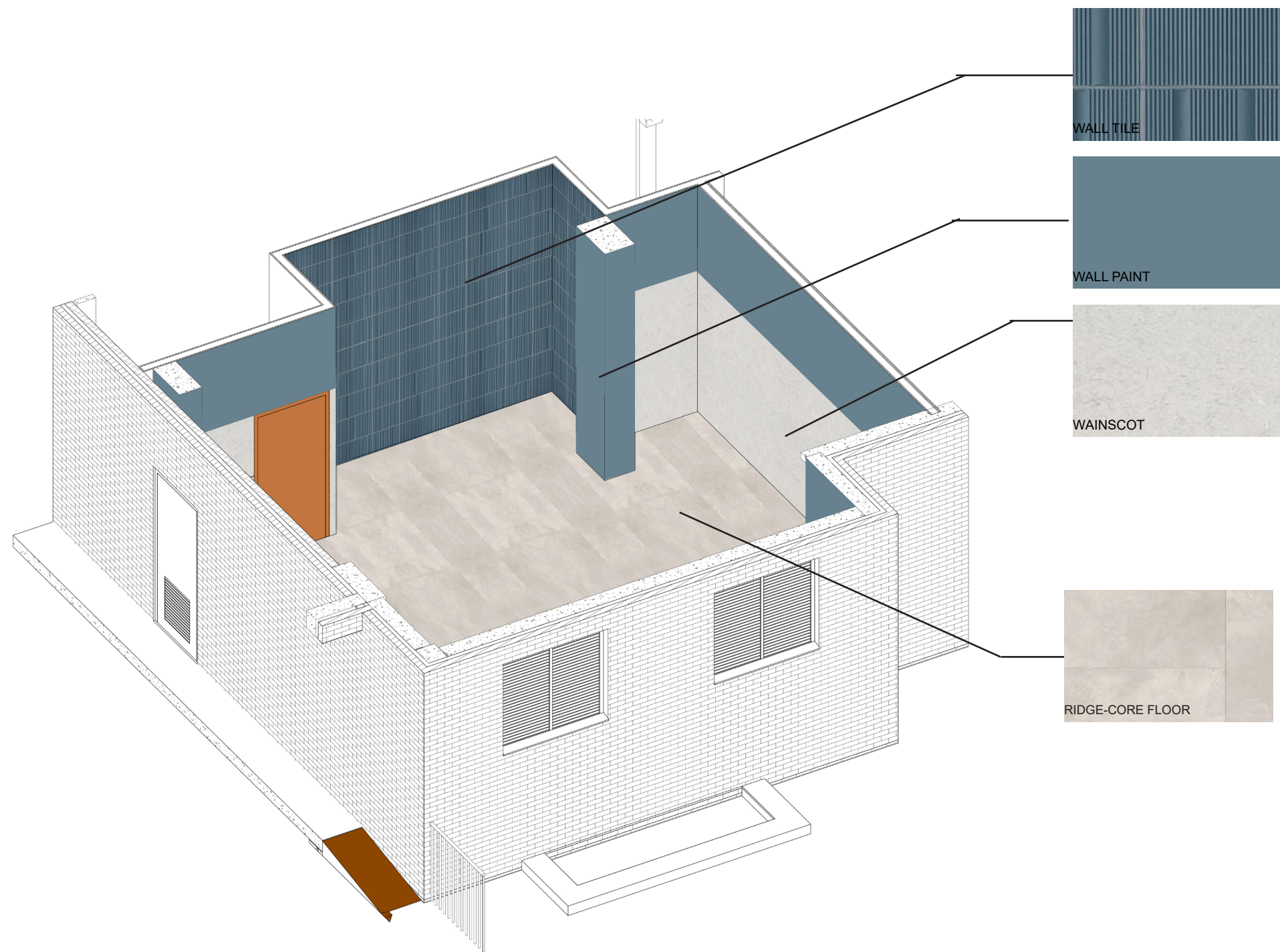
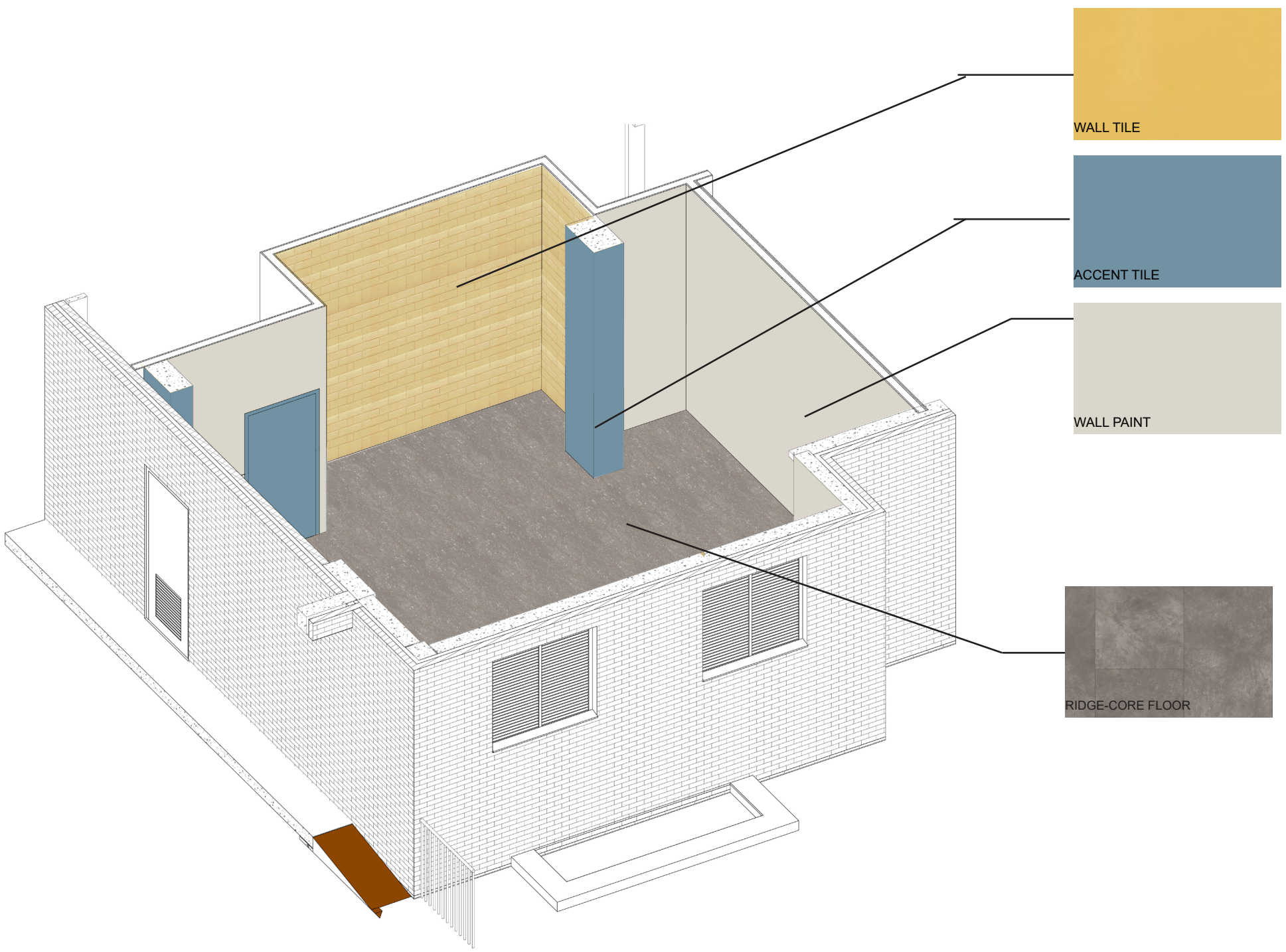
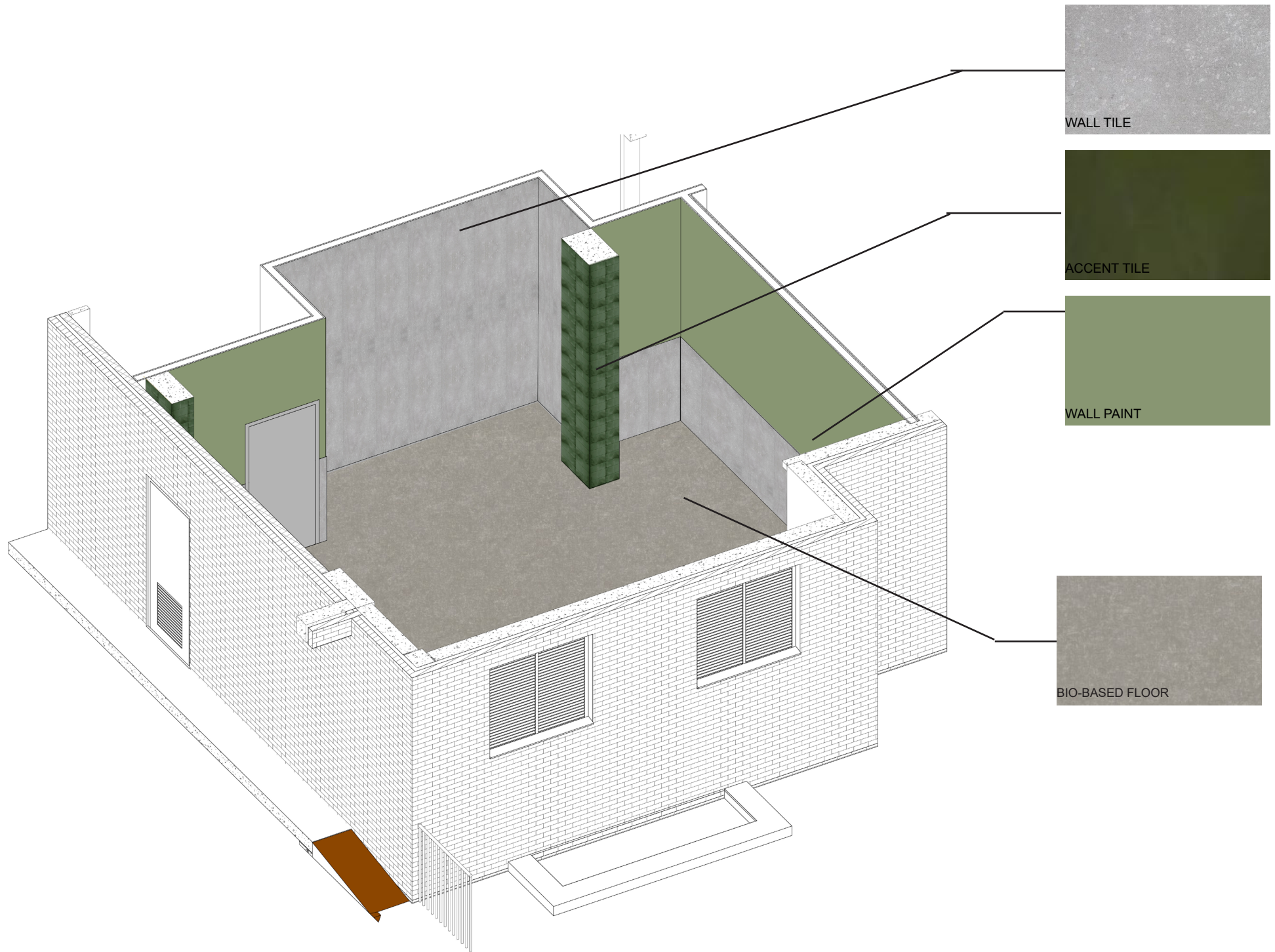


INTERIOR FINISHES

OPTION C



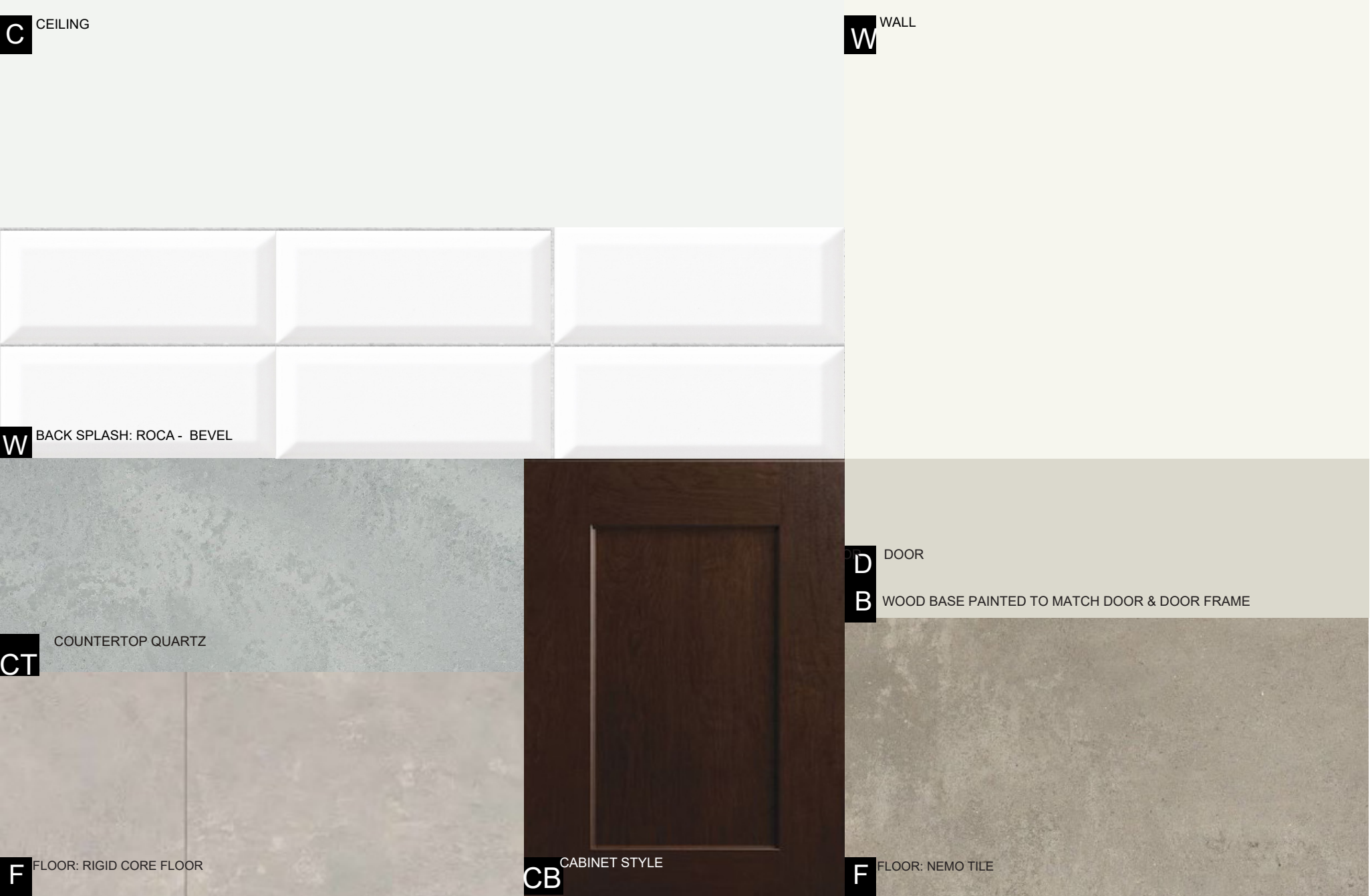
INTERIOR FINISHES



INTERIOR DESIGN PRESENTATION

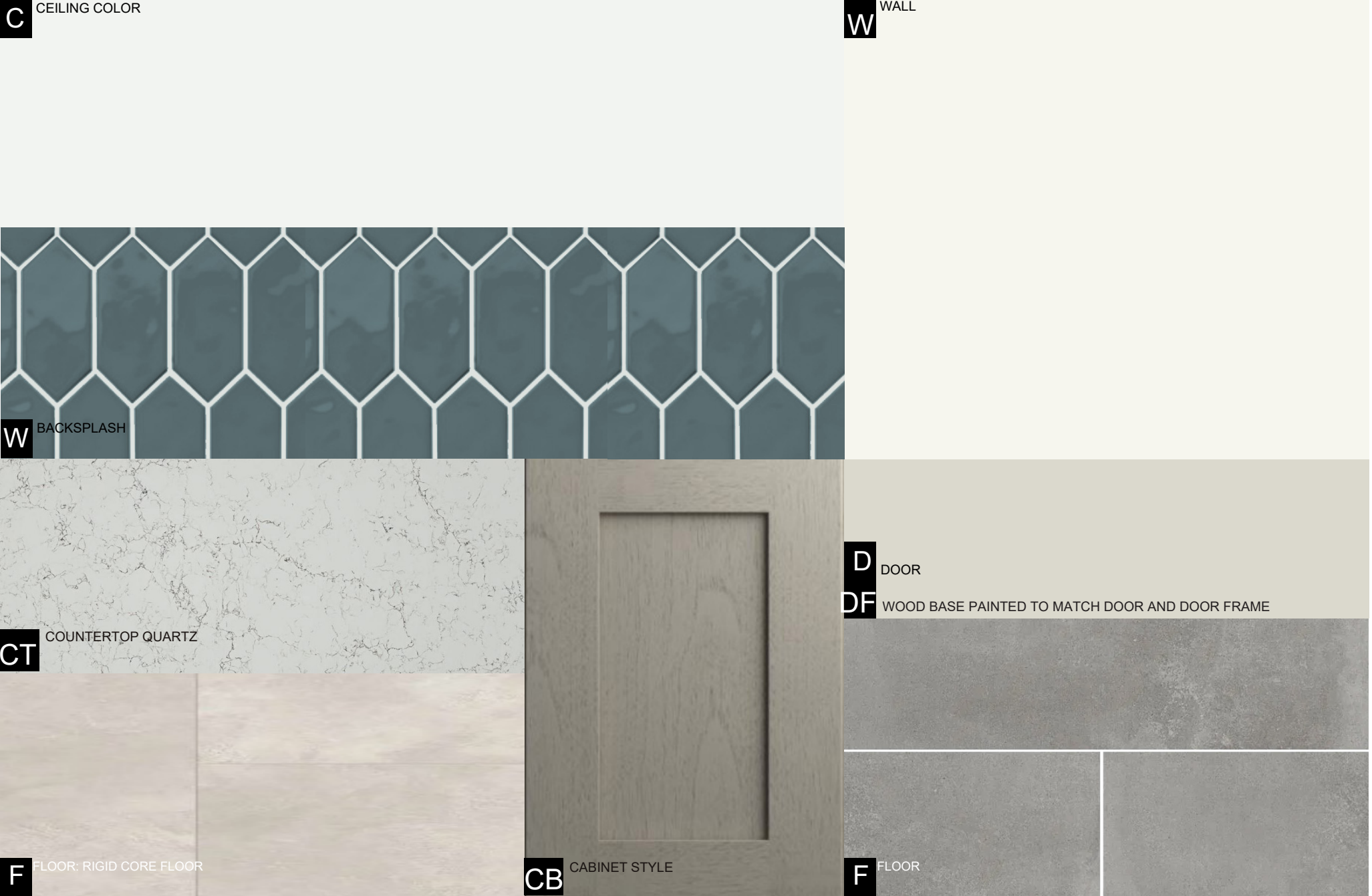
APARTMENT - KITCHEN/LIVING ROOM

OPTION A



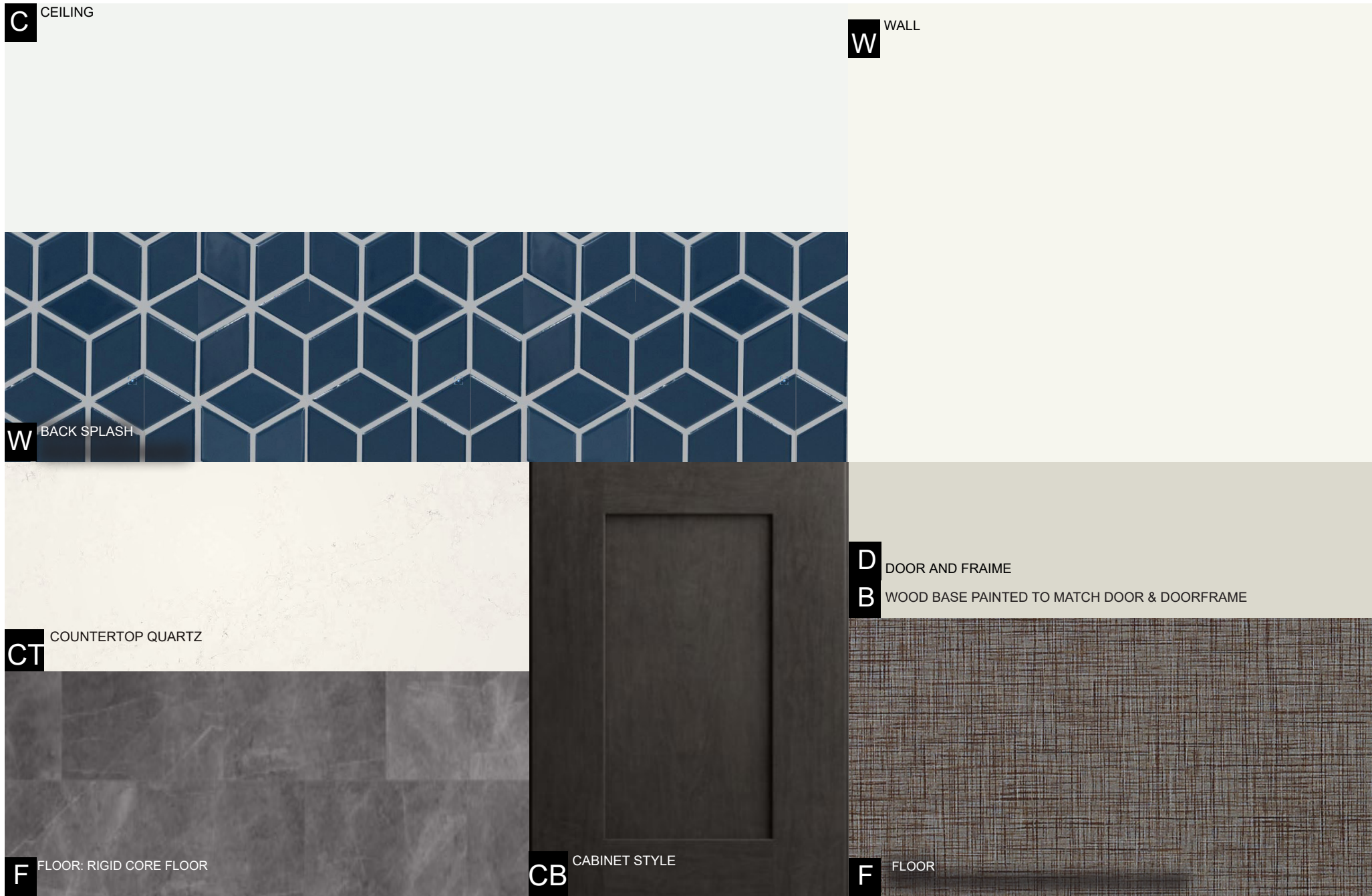
INTERIOR FINISHES

OPTION B



INTERIOR FINISHES

OPTION C



INTERIOR FINISHES



INTERIOR RENDERING



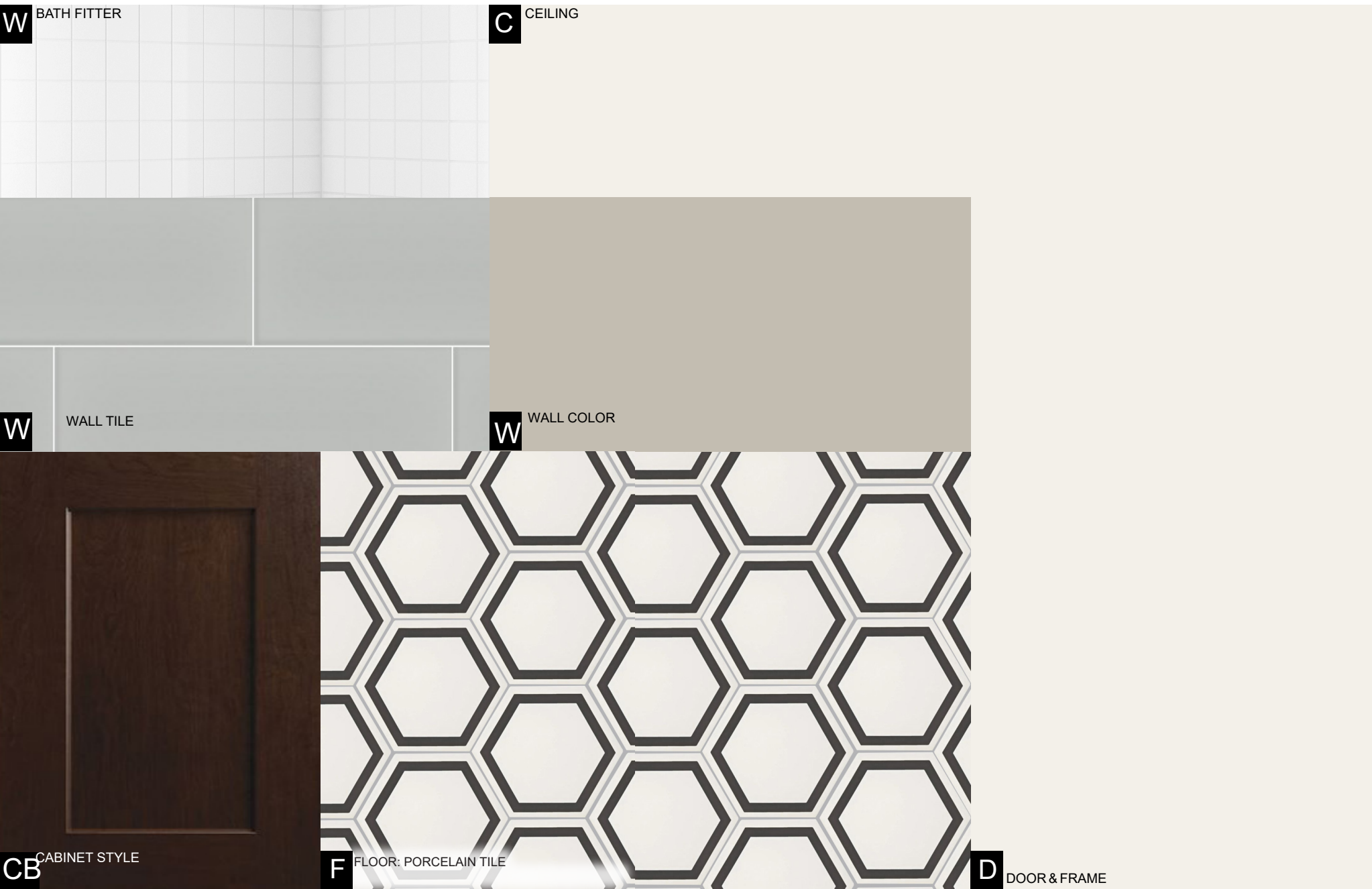
INTERIOR RENDERING



INTERIOR RENDERING

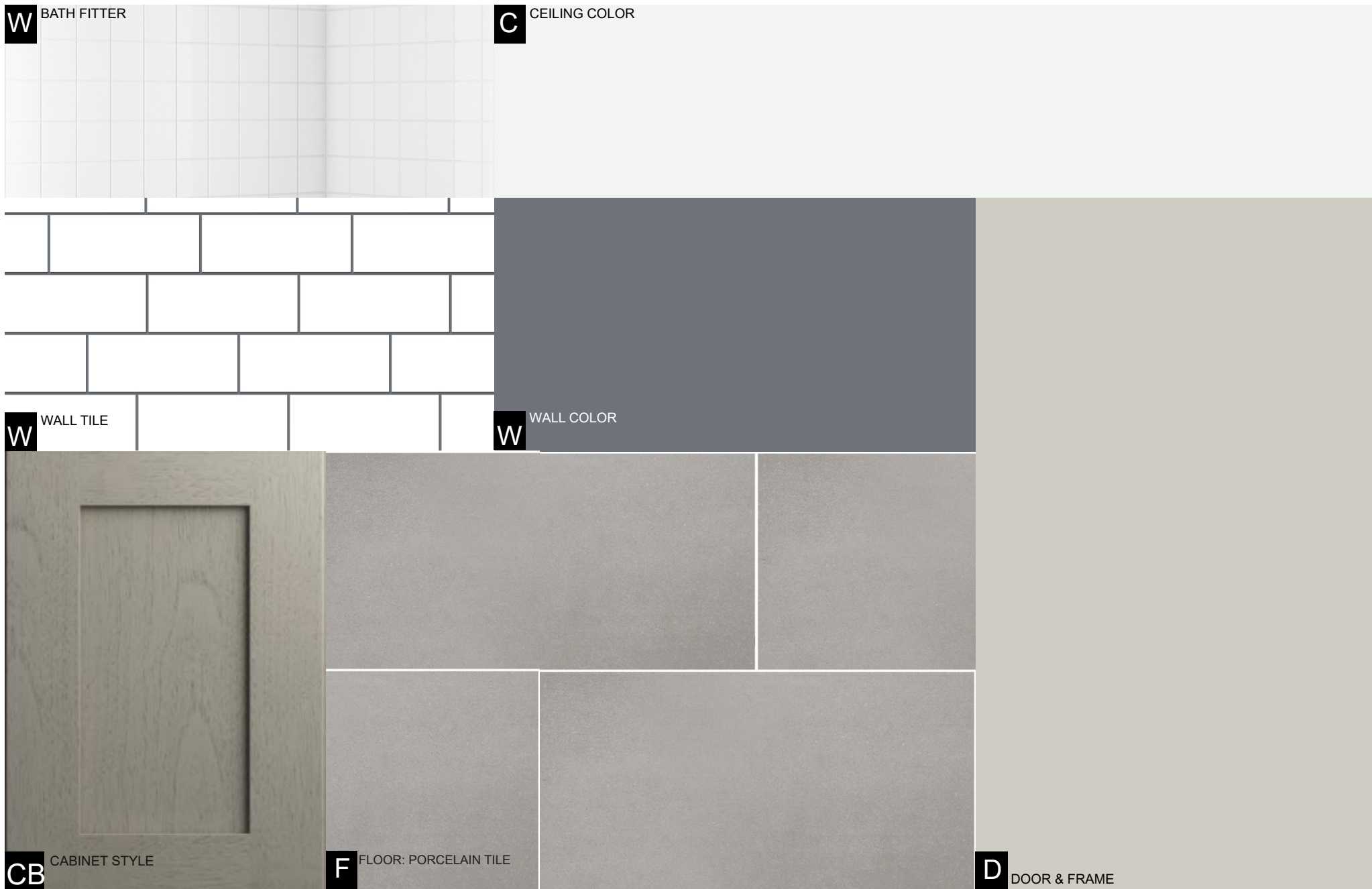
APARTMENT - BATHROOM

OPTION A



INTERIOR FINISHES

OPTION B



INTERIOR FINISHES

OPTION C



INTERIOR FINISHES



INTERIOR RENDERING



INTERIOR RENDERING



INTERIOR RENDERING

Design Charrette Results- Apartment Interiors



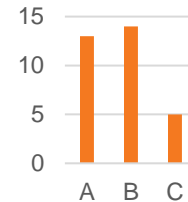
Kitchen



- Stone tone cabinets
- Blue hex backsplash
- Light countertop
- Gray floors



Bathroom

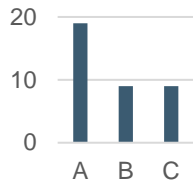


- Gray walls
- Subway wall tile
- Stone tone vanity
- Gray floors

Design Charrette Results- Common Areas

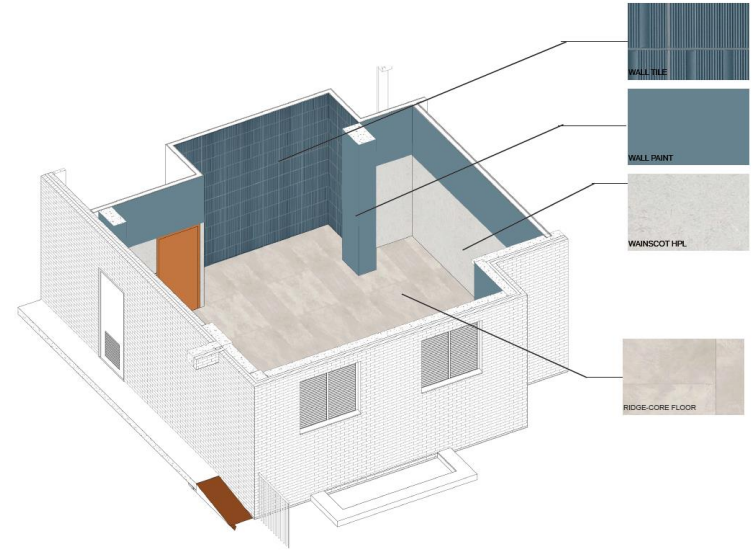


Lobby

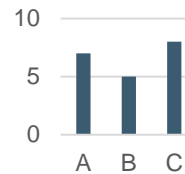


Cool Breeze

- Green textured wall tile
- Floral pattern accent wall
- Light beige floor tile



TA Space



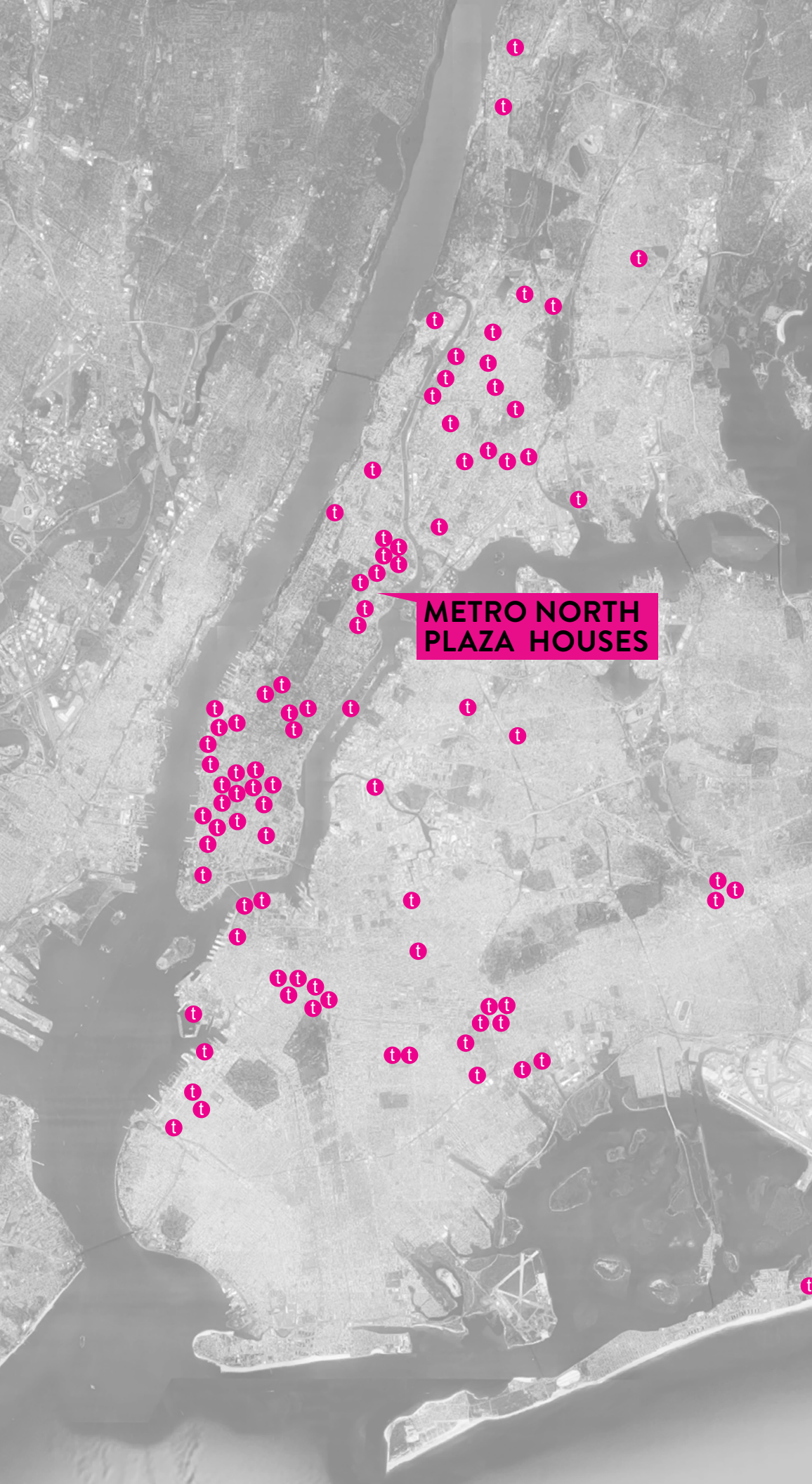
Mystical Glow

- Blue wall paint
- Blue tile accent wall
- Light gray wainscot
- Light gray flooring



METRO NORTH PLAZA HOUSES

Landscape Design Charrette Follow-Up
July 12, 2023
terrain | NYCHA PACT 10



INTRODUCTION OF THE TERRAIN TEAM

- Introduce the firm and role on the project
- Review existing site conditions & concerns

COMMUNITY DESIGN CHARRETTE REVIEW

- Summary of feedback from workshop and surveys from the June 21, 2023 Metro North Plaza Houses design charrette
- Landscape Questionnaire QR Code

EXISTING CONDITIONS AND PRECEDENTS

- Existing images and potential landscape precedents

 completed project by terrain-NYC



INTRODUCTION

MURPHY HOUSES, THE BRONX

terrain | METRO NORTH PLAZA HOUSES

INTRODUCTION

BAYCHESTER HOUSES, THE BRONX

terrain | METRO NORTH PLAZA HOUSES

INTRODUCTION

BAYCHESTER HOUSES, THE BRONX

terrain | METRO NORTH PLAZA HOUSES

SITE OVERVIEW

EXISTING SITE CONDITIONS

- Completed in 1971
- 2.29 acre site
- 3 buildings - 7, 8 and 11 stories
- Union Washington Day Care
- 275 apartments
- 628 resident population

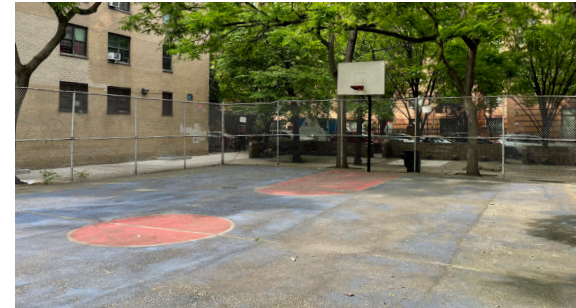
A.



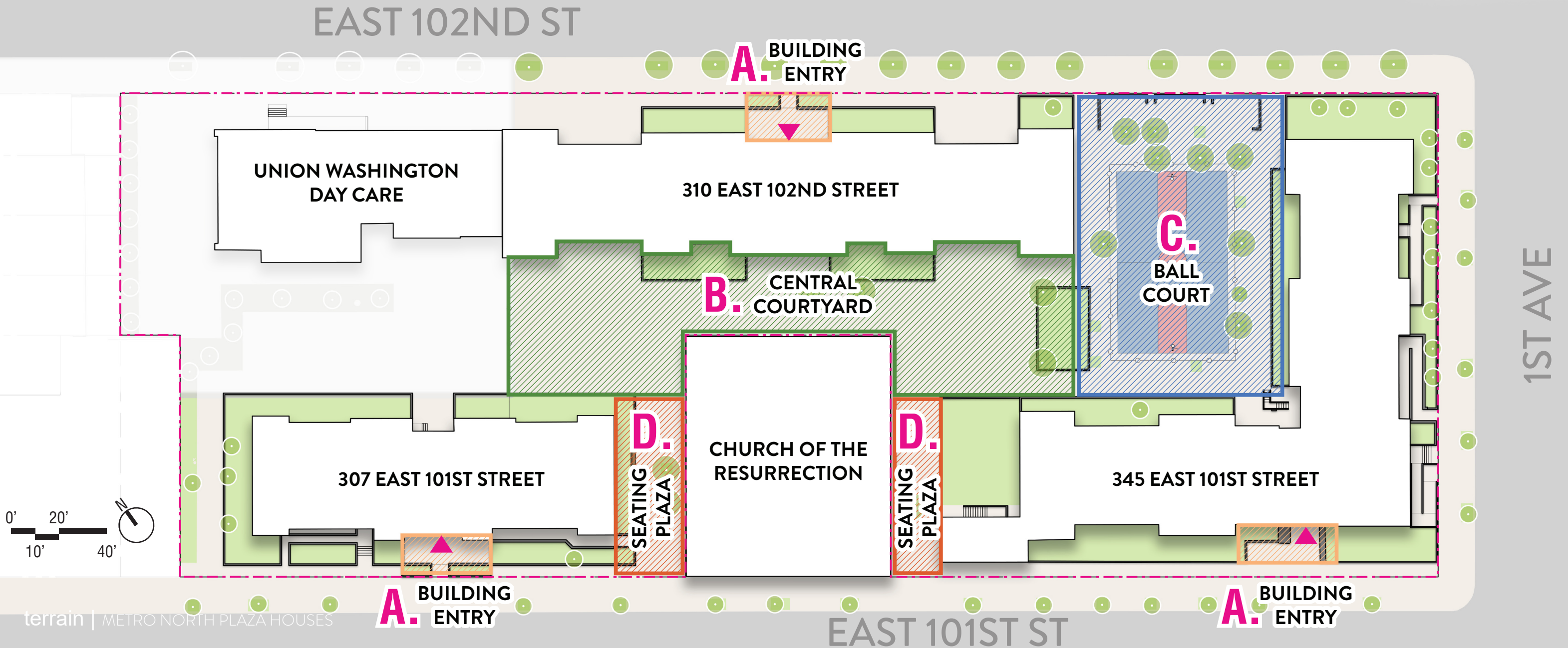
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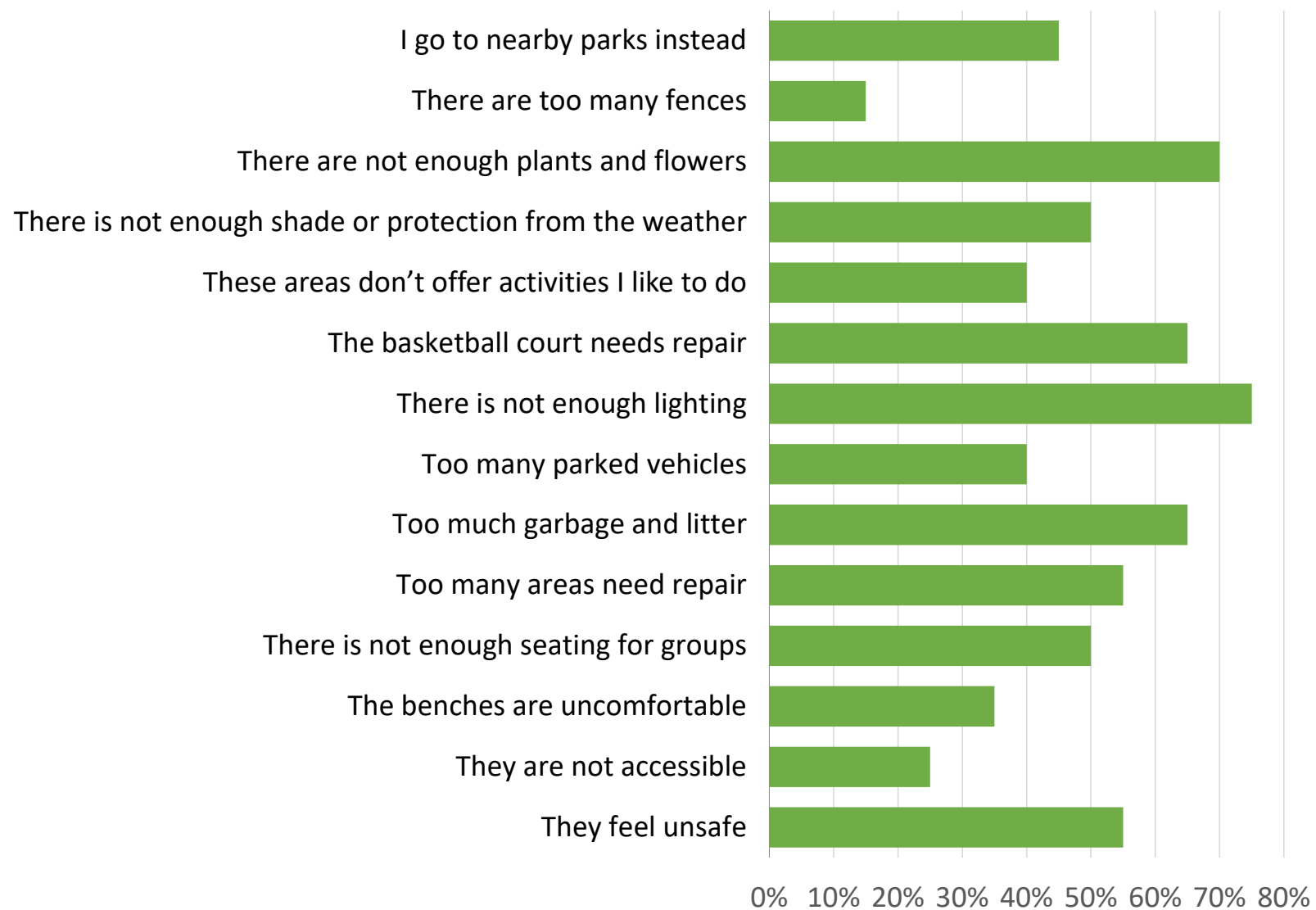
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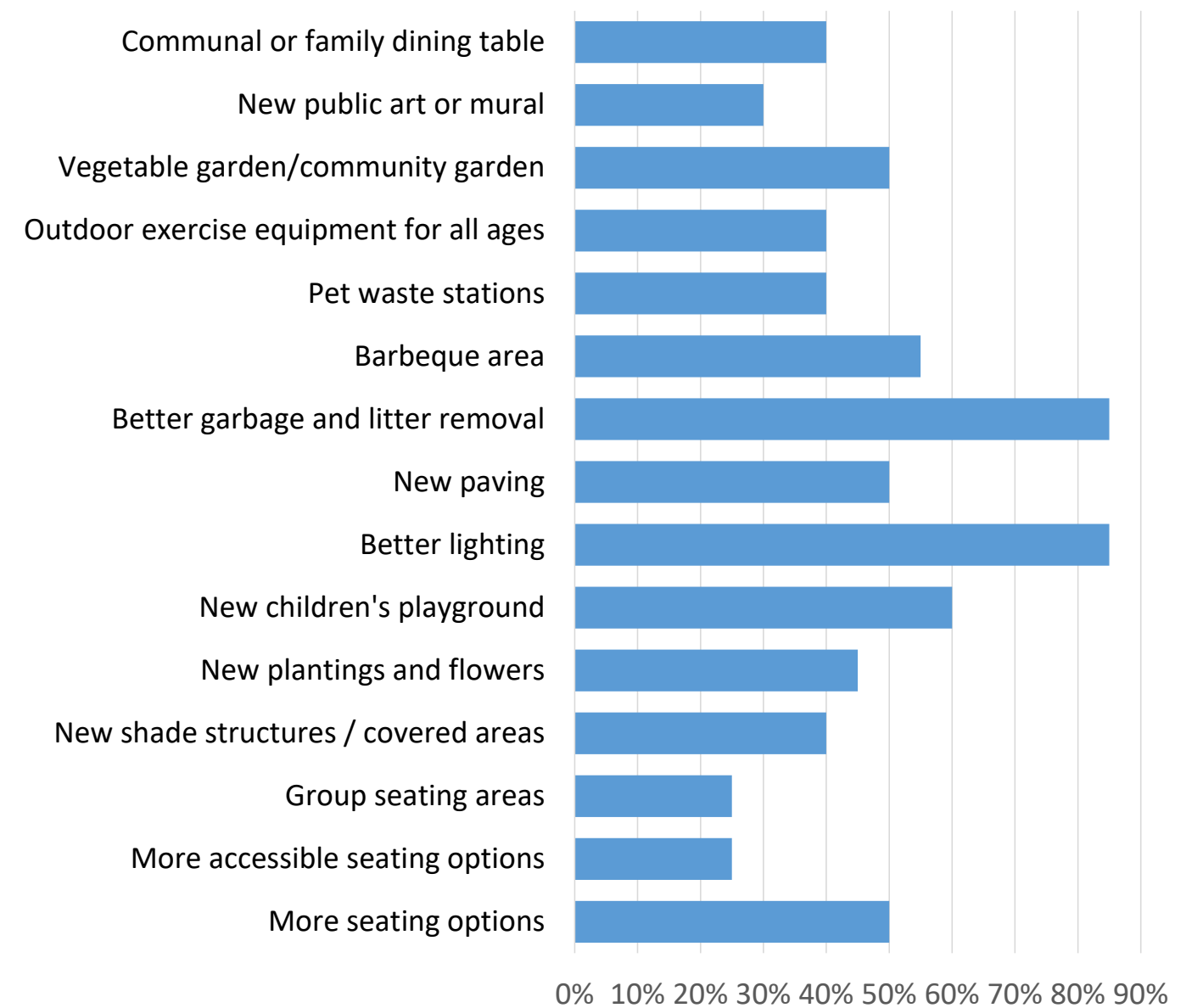
D.



Are there any areas of concern that you wish to raise about the outdoor areas?



What are some new program elements you would like to see in the future?



HERE'S WHAT WE HEARD

GENERAL SITE FEEDBACK

- Improve waste management and more litter bins
- More consistent lighting, especially in front of the buildings
- More plantings and flowers
- Improve and update paving
- More seating and program spaces



JUNE 21, 2023
METRO NORTH PLAZA HOUSES DESIGN CHARRETTE

COMMON FEEDBACK

- Residents like to spend time outside their building entries
- There is not enough seating at building entries
- Residents like the street trees along 102nd street
- Breezeway areas do not feel safe
- Flood gates present accessibility concerns during flood events

DESIRED IMPROVEMENTS

- Provide seating at all building entries
- Move large waste bins away from front entries
- More plantings and flowers, especially along 1st Ave
- Improved security under breezeways



COMMON FEEDBACK

- Vehicular use makes the courtyard feel unsafe
- Residents miss having the play area for kids
- Residents miss the benches that used to be behind the church
- Residents would like more program spaces in the courtyard

DESIRED IMPROVEMENTS

- Remove cars and add programming space
- Add updated seating and more variety of seating, for individuals and groups
- Create barbecue area with picnic tables
- Add play area
- Add fountain or splash pad for play
- Add dog run
- Add outdoor fitness area and equipment
- Add community gardening space
- More seating for seniors



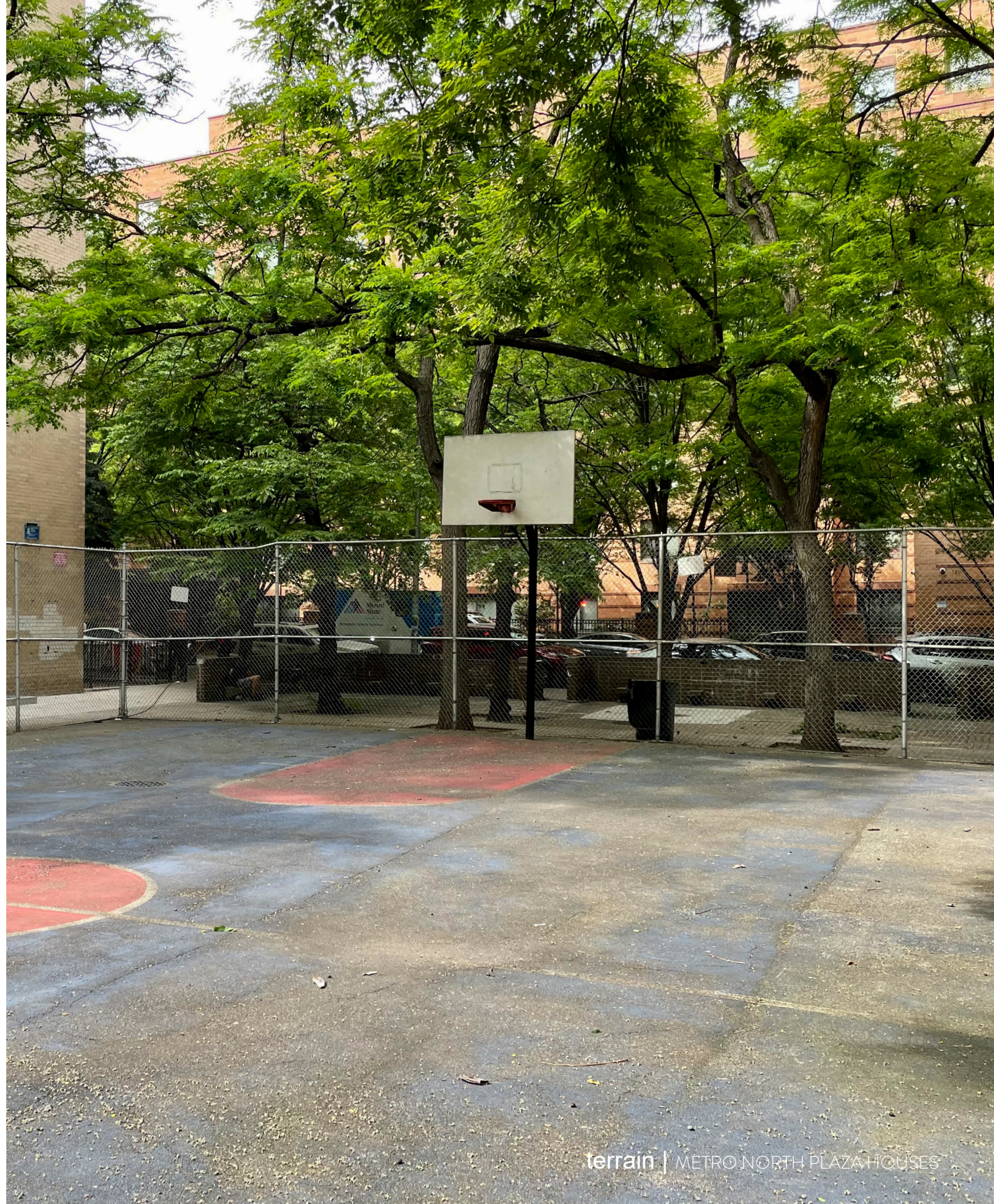
BALL COURT

COMMON FEEDBACK

- Residents enjoy having a ball court

DESIRED IMPROVEMENTS

- Update and renovate ball court
- Update fencing
- Create space for picnic or barbecue
- More seating and variety of seating
- Add bleacher
- Add cameras and improve security at ball court



COMMON FEEDBACK

- Residents like to spend time on the benches
- Vehicular use makes the seating area feel unsafe

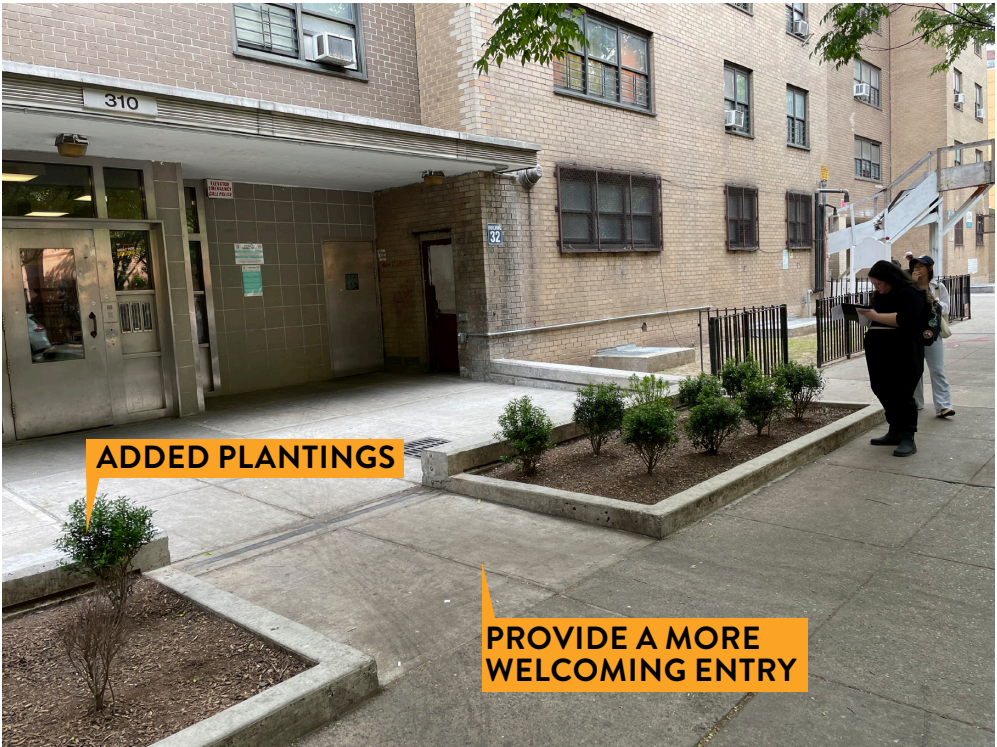
DESIRED IMPROVEMENTS

- Remove cars
- Update and more seating and benches
- More variety of seating



SITE IMPROVEMENTS

BUILDING ENTRIES



EXISTING CONDITIONS

POTENTIAL DESIGN IDEAS



- ENHANCED PLANTINGS AT ENTRANCES TO CREATE WELCOMING GARDEN ENTRY



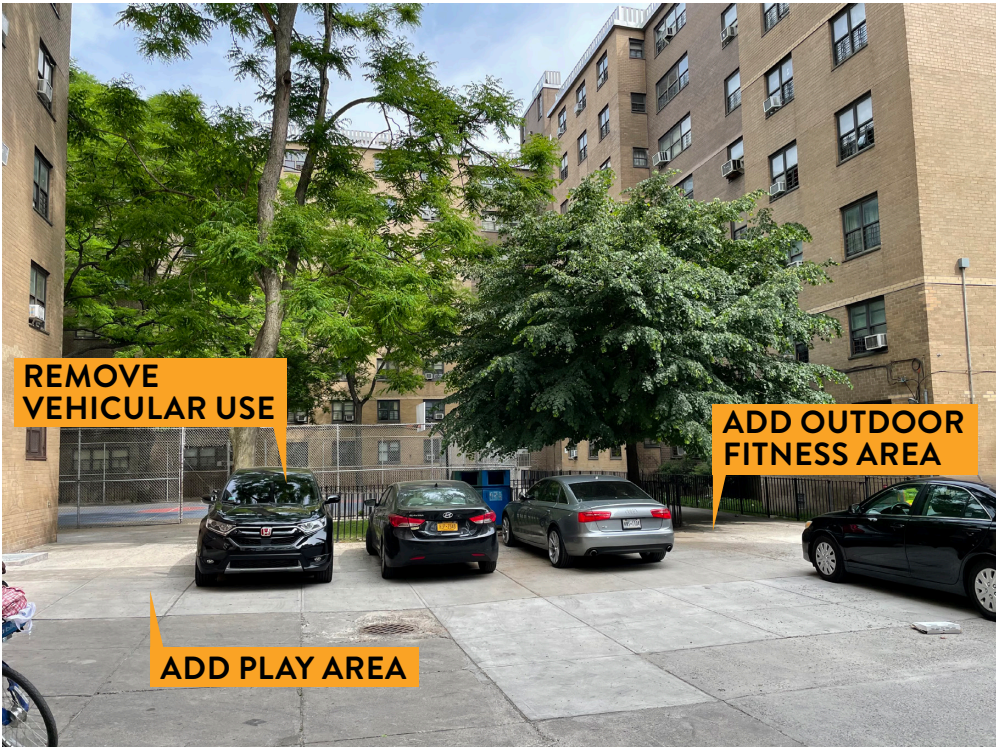
- UPDATED PAVING
- ADDED SEATING



- UPDATED BUILDING ENTRANCES
- IMPROVED WASTE MANAGEMENT
- PRIVACY PLANTINGS FOR GROUND LEVEL UNITS

SITE IMPROVEMENTS

CENTRAL COURTYARD



EXISTING CONDITIONS

POTENTIAL DESIGN IDEAS



- PROTECT EXISTING MATURE TREES
- ADD PLANTING
- UPDATE PAVING

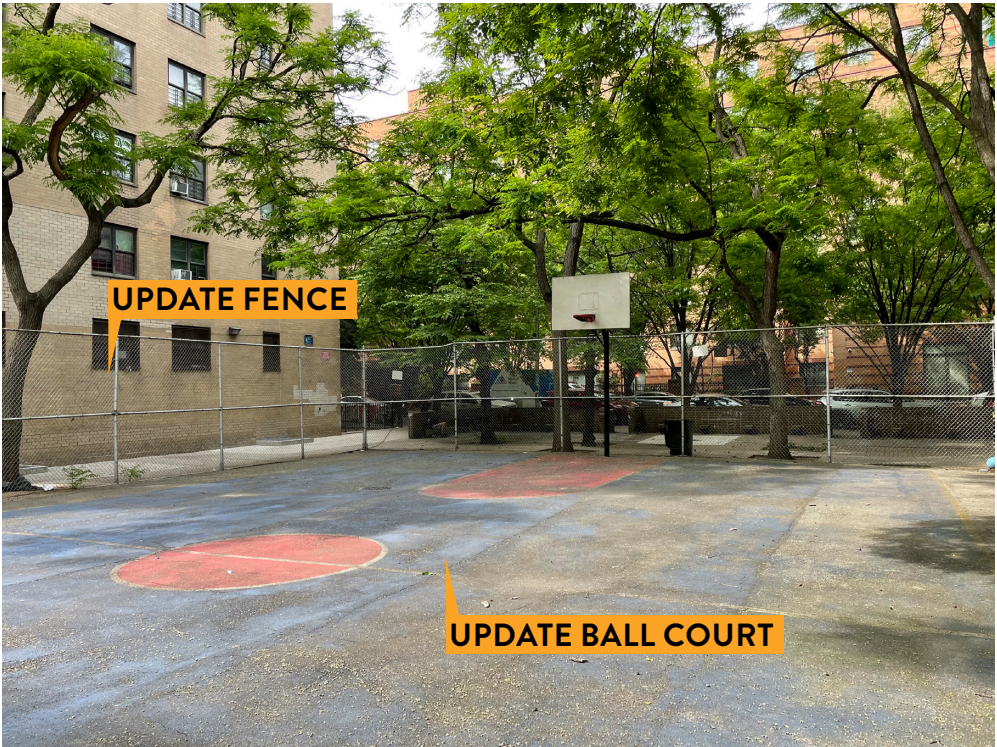


- ADD MULTI-GENERATIONAL PLAY AREA AND OUTDOOR FITNESS SPACE
- ADD PICNIC AND BARBECUE AREA



- ADD SEATING AND MORE VARIETY OF SEATING
- PROVIDE AREA FOR PICNIC OR BARBECUES
- ADDED LITTER BINS

SITE IMPROVEMENTS
BALL COURT



EXISTING CONDITIONS
POTENTIAL DESIGN IDEAS



MURPHY HOUSES (THE BRONX, NY)

- UPDATED SURFACING WITH PLAYFUL COLORS
- UPDATED FENCE
- ADDED SEATING



ST. AUGUSTINE (THE BRONX, NY)

- UPDATED PLANTINGS
- ADDED FLOWERING TREES AND PLANTS
- ADDED SOCIAL SEATING



695 GRAND STREET (BROOKLYN, NY)

- NEW SEATING ELEMENTS
- ADDED BLEACHER SEATING

SITE IMPROVEMENTS

SEATING PLAZAS



EXISTING CONDITIONS

POTENTIAL DESIGN IDEAS



- PROVIDE ADDITIONAL PROGRAMMING SPACE FOR COMMUNITY GARDENING OR DOG RUN



- PROVIDE NEW FURNISHINGS
- ENHANCE VARIETY OF SEATING ARRANGEMENTS
- ADDED SOCIAL SEATING



- ADDED PLANTINGS
- UPDATED PAVING
- IMPROVED LIGHTING

THANK YOU!

LANDSCAPE QUESTIONNAIRE SURVEY CODE

ENGLISH



SCAN QR CODE
TO FILL OUT
SURVEY ONLINE

ESPAÑOL



ESCANEE EL CÓDIGO
QR PARA RELLENAR
LAS ENCUESTAS EN
LÍNEA

繁體中文



掃描二維碼
線上填寫調查

简体中文



扫描二维码
在线填写调查

Housing Quality Standards (HQS) Inspections & Repairs

- Room by room inspection of your unit to ensure it is “decent, safe, and sanitary.”
 - Ceilings, walls, windows, and floors must be in good conditions and free of cracks, holes, chipping paint, etc.
 - All plumbing and electric fixtures/appliances must be installed and working
 - Working smoke and carbon monoxide detectors must be installed
- Three step process
 - Initial Inspection by PACT partners
 - Repairs by PACT Partners
 - HUD Inspection
- Required before Section 8 conversion and start of renovation work
- Inspections will be annual after conversion

Unit Inspections- HQS

WHAT SHOULD YOU EXPECT FROM US?

1. Inspections are scheduled to begin in September
2. Residents will be notified at least 1 week in advance
3. Inspectors will wear proper identification
4. Inspections will be thorough and efficient to minimize disruption

WHAT DO WE EXPECT FROM YOU?

1. Look out for a flyer on your door with an inspection date
2. Make sure an adult is at home at the scheduled time
3. If you need to reschedule, please contact us at least 48 hours in advance: (718) 475-4210



Your HEALTH and SAFETY is our number one priority.

Please be advised that your unit is scheduled for:

Housing Quality Standards Inspections

on the date identified below. Please ensure that an adult (18 years or older) is present from 8:00 AM – 4:00PM on your assigned inspection date. The inspection will take approximately 90 minutes. If you or an adult designee cannot be present on your assigned inspection date, please contact our office at (718) 475-4210 to reschedule at least 48 hours prior to inspection.

We apologize in advance for this inconvenience and thank you very much for your cooperation as work to prepare for improvements at Gaylord White Houses.

NYCHA's MNP/White PACT Partner will conduct Housing Quality Standards inspections in your unit on the date and time below:

**White Building 1 2029 2ND AVENUE Apt 13D on Monday 4/3/2023
between the hours of 8:00 AM – 4:00PM**

For your safety, all workers will be wearing proper identification that will look like the photo to the right that will clearly identify their name and company.



If you have any questions, concerns, or complaints, please contact NYCHA's MNP/White PACT Partner at MNPWhitePACT@tcbnc.org or (718) 475-4210



Your HEALTH and SAFETY is our number one priority.

Upcoming Meeting Information

- See you at Family Day!
- Next Full PACT Meeting
 - Scheduled for October 4
 - Agenda
 - Project Update
 - Leasing Presentation

PACT Partner Contact Information



For information about MNP/W PACT 10 and upcoming meetings, visit our website or contact us below:

Website: MNPWhitePACT.tcbinc.org

Email: MNPWhitePACT@tcbinc.org

Phone: (718) 475-4210

To learn more about the PACT program, your rights and protections, and other PACT projects visit:
<https://www.nyc.gov/site/nycha/about/pact.page>



PACT Hotline: 212-306-4036

Email: PACT@NYCHA.NYC.GOV

Website: <http://on.nyc.gov/nycha-pact>

Contact PACT Resources with questions about:

- The Permanent Affordability Commitment Together (PACT) Program
- Project-Based Section 8
- How rent will be calculated
- Resident rights and protections

Please note: Day-to-day management and repair issues should be directed to NYCHA until conversion.

Customer Contact Center (CCC): 718-707-7771

Questions and Answers

